

**AGENDA
Zoning Board
Borough of Rumson
October 18, 2016
7:30 P.M.**

Pledge of Allegiance

Roll Call

Statement of compliance with the notice requirements of the Open Public Meetings Act.

1. The continued application of **JNM Holdings, LLC**, 95 Avenue of Two Rivers, (Block 70, Lot 11.01 & 12, NB Zone) to amend the Preliminary and Final Major Site Plan approved by Resolution dated April 16, 2002 for the renovations and change in use of the existing garage that was previously used for a landscaping business into a business office and storage facility. The applicant recently acquired the adjacent Lot 11.01 and is now requesting approval to construct an approximately 5,050 square foot addition that provides space for 550 square feet of business office and 4,500 square feet of additional storage space.

2. The application of **Martelli Development Group, LLC**, 2 Markwood Lane (Block 72, Lot 13, R-2 Zone) to raze existing residence and construct a new single-family residence elevated to comply with the required Base Flood Elevation (BFE) and an in- ground pool at existing premises. The property is currently non-conforming in Minimum Lot Frontage 50 feet Required; 100 feet Existing and Interior Lot Shape 100 feet Required; 60 feet Existing. New construction will create non-conformity in Building Rear Setback 50 feet Required; 25 feet Proposed, In-ground pool Rear Setback 25 feet Required; 11 feet Proposed and Rear pool patio Setback 15 feet Required; 6 feet Proposed.

3. The application of **Mark McCabe**, 29 Third Street (Block 25, Lot 20, R-5 Zone) to raze existing dwellings and structures, and construct a new single-family residence at the existing premises. The property is currently non-conforming in Minimum Lot Area 6,000 sf. Required; 5,559.44 sf. Existing, Minimum Lot Frontage & Width 50 feet Required; 33.3 Existing and Interior Lot Shape 34 feet Required; 15.3 feet Existing. New construction will create non-conformities in Side Setback Required one side 8 feet and total of 18 feet / Proposed one side 5.2 feet and total of 10.47 feet.

4. The application of **John & Beverly Gomez**, 10 Third Street (Block 24.01, Lot 5, R-5 Zone) to amend the previous Resolution dated October 15, 2015 that approved a new two-story front/side addition and relocation of the patio. The amendment is for the expansion of the existing driveway parking area within the 35 foot front setback at the existing premises. Maximum Permitted driveway width 17 feet within the 35 foot front setback: Existing driveway width 17 feet; Proposed 27.33 feet, at widest point.

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5. The application of **E. P. Homes, LLC, 9 Maplewood Avenue** (Block 50, Lot 9, R-6 Zone) to elevate the residence to comply with the Base Flood Elevation (BFE), remove rear portion of residence to construct a new two-story addition and elevated deck, install a new curb cut and driveway at the existing premises. The property is currently non-conforming in Minimum Lot Area 5,000 sf. Required; 3,998.37 sf. Existing, Minimum Lot Frontage & Width 50 feet Required; 40 Existing and Interior Lot Shape 34 feet Required; 24 feet Existing. The residence is currently non-conforming in Front Setback 35 feet Required; 16.9 feet Existing and Rear Building Setback 35 feet Required; 31 feet Existing. New construction will create non-conformities in Side Setback one side 8 feet and total sides of 18 feet Required, one side 7.1 feet and total of 18.2 feet Proposed (floor area exceeds 85 % of the permitted floor area which results in a 2 foot increase in side setbacks), Rear Deck Setback 35 feet Required; 19 feet Proposed, Maximum Building Coverage 931 sf. Permitted; 1,039 sf. Proposed and Maximum Floor Area 1,599 sf. Permitted; 1,761 sf. Proposed.

ADMINISTRATIVE:

Approval of September 20, 2016 Minutes

Approval of October 18, 2016 Resolutions

Matthew & Melissa Schreiber, 14 Bellevue Avenue (Block 15, Lot 2, R-1 Zone)

Thomas & Heidi Bevilacqua, 9 Cedar Avenue (Block 70, Lot 34, R-5 Zone)

Pamela Tirnauer, 36 Waterman Avenue (Block 139, Lot 3, R-5 Zone)

State Shorthand Reporting Service